Box 14
G34622-4

WARRANTY DEED

Karen Johnson Davidson County
Batch# 645628 DEEDWARR
05/28/2021 11:09:54 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20210528-0072358

SHERRI D. HOLLARS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$375,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 27th day of May, 2021.

Notary Public

My commission expires: 8/6/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Paula Lucas	**"NEW OWNER"**	**142-16-0-G-009.00co**
122 Hicks Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Trude Kolb, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Paula Lucas, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 9 on the Final Plat of Devon Close Town Homes, of record in Plat Book 9700, Page 86, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John L. Kolb and wife, Trude Kolb by Deed dated May 14, 1998, from Marianne Connolly, unmarried of record in Book 10933, Page 995, said Register's Office for Davidson County, Tennessee. John L. Kolb died on October 25, 2019, and said property is now vested in Trude Kolb, as surviving tenant by the entirety.

This instrument is being executed on behalf of Trude Kolb pursuant to a Power of Attorney executed by her on this 2nd day of April, 2021, of record in Instrument No. 20210528-0072357, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 9700, Page 86, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Subject to all matters shown on the Master Plat for Devon Hills of record in Plat Book 6900, Page 398, said Register's Office.**

3) **Declaration of Covenants, Conditions and Restrictions of Devon Hills, of record in Book 7517, Page 283, and amended in Book 7517, Page 367, in Book 8180, Page 222, in Book 8712, Page 618, in Book 8712, Page 620, in Book 8796, Page 410, in Book 8796, Page 416, in Book 9150, Page 182, in Book 9492, Page 954, in Book 9492, Page 600, and in Book 10692, Page 750, said Register's Office.**

4) **Master Deed Declaration of Condominium and By-Laws for Devon Close Townhomes of record in Book 9747, Page 278 and see Amendment to the By-Laws of record in Instrument No. 20170310-0024056 and in Instrument No. 20200304-0024121, said Register's Office.**

5) **By-Laws of Devon Hills Community Association, Inc., of record in Book 7517, Page 344, and amended in Book 8180, Page 232, and in Book 10692, Page 753, said Register's Office.**

6) **Storm Water Detention Agreement of record in Book 8643, Page 494, said Register's Office.**

7) **Plat dedication of Open Space for Devon Hills, of record in Book 9700, Page 743, said Register's Office.**

8) **Charter of Devon Hills Community Association, Inc., of record in Book 7520, Page 564, Register's Office for Davidson County, Tennessee.**

9) **Quitclaim Deed for Open Spaces to Devon Hills Homeowners' Association, Inc., of record in Book 9618, Page 880, and in Book 11120, Page 191, said Register's Office.**

10) **Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20110629-0049687, said Register's Office.**

11) **Permanent Easement Agreement of record in Book 9772, Page 478, said Register's Office.**

12) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as 122 Hicks Road, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 20th day of May, 2021.

Trude Kolb by Joan Murphy Atty in Fact

Trude Kolb
By Joan Murphy, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Joan Murphy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **Trude Kolb,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Trude Kolb,** for the purpose therein contained, by signing the name of **Trude Kolb** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **20th day** of **May, 2021**.

Notary Public

My Commission Expires: 12/14/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY